



THE 8241 MAIN STREET

DISCOVERY GUIDE

Location • Property & Island History • Community & Privacy • Boating & Fishing • Nature

A historic harbor estate with an unusually rich relationship to water, art, fishing, nature and Old Florida.

8241 Main Street • Bokeelia • Pine Island • Southwest Florida

THIS PROPERTY WILL BE SOLD ON OR BEFORE SEPTEMBER 12TH, 2026

Will you be the fortunate one who sees beyond the real estate and recognizes a once-in-a-lifetime opportunity to enjoy, preserve, and become part of what has been created here?

At a price that is neither too much nor too little — but ultimately, your price.

WWW.PublicPricing.com

01 • LOCATION

Where Old Florida Meets Charlotte Harbor

Bokeelia is not a place most people accidentally discover. That is part of its appeal.

At the northern end of Pine Island, Bokeelia occupies a rare position between protected estuarine waters, historic fishing culture, quiet island roads and the broader Charlotte Harbor system. It feels removed from the dense, highly developed version of coastal Florida, yet it remains connected by road to the mainland and by water to some of Southwest Florida's most celebrated islands, passes and boating destinations.

8241 Main Street sits within this unusual setting: a historic property in a community where the relationship between land and water has shaped daily life for generations. Here, the harbor is not simply a view. It is part of the geography, the history, the recreation and the identity of the place.

You do not come to Bokeelia for more Florida. You come here for a different Florida.

13 miles

Approximate length of Pine Island

North End

Bokeelia's position on Pine Island

2 preserves

Aquatic preserves flanking Pine Island

Charlotte Harbor

The larger estuarine system at the island's north end

For a buyer unfamiliar with the area, the simplest way to understand the location is this: Pine Island is the large inhabited island west of Cape Coral; Bokeelia is the small community at its northern end; Charlotte Harbor lies beyond and around that north end; and Pine Island Sound opens the boating world south and west toward Cayo Costa, North Captiva, Captiva, Sanibel and the Gulf.

A Property with More Than a Century of Story

Fishing, early development and the evolution of a waterfront landmark.

In the early 1900s, Bokeelia was still a quiet fishing village. The surrounding waters of Charlotte Harbor and Pine Island Sound were already attracting anglers from across the country, particularly during the seasonal tarpon runs that would help make Southwest Florida internationally known among sportsmen.

In 1914, Harry Poe Johnson arrived in Bokeelia and constructed a large residence overlooking the harbor. The home was positioned to capture sweeping water views and immediate access to the fishing grounds just offshore.

Johnson also platted the western end of Bokeelia Island into a 31-lot subdivision extending from Jug Creek to the harbor. Although the subdivision was planned for growth, much of the land was never developed. Portions of the original area remain classified for resource protection, helping preserve the natural character that still distinguishes the north end of Pine Island.

By 1926, the residence became associated with U.S. Senator Mark Bacon of Georgia, who occupied the home during visits to the area. Like many prominent visitors of the period, he was drawn to the quiet setting and exceptional fishing.

In later years, the historic residence became known as the Bokeelia Tarpon Inn, a name that reflected the property's close connection to the region's fishing heritage. Today, 8241 Main Street remains part of the story of Bokeelia and Pine Island: early development, coastal character, sport fishing and a century of changing uses.

*A house can be renovated. The location can be improved.
A genuine history cannot be recreated.*

A Different Kind of Coastal Community

Low-density island living, neighborhood privacy and a slower rhythm.

The appeal of Bokeelia is not built around towers, resort corridors or endless commercial development. It is built around space, water, vegetation, docks, fishing boats, local roads and people who deliberately choose a quieter coastal life.

8241 Main Street is part of the Seagull Bay Property Owners Association, with annual dues noted by the listing team at approximately \$2,400. The setting offers a level of neighborhood structure without creating the feeling of a heavily programmed resort community.

Privacy here comes from more than gates or landscaping. It comes from geography. Pine Island's shape, its limited road system, surrounding water and protected natural areas create a sense of separation that is increasingly difficult to find in coastal Florida.

- A small island community rather than a major resort destination
- Waterfront and boating culture woven into daily life
- Low-rise development and Old Florida character
- A natural fit for buyers who value quiet, privacy and authenticity
- A setting equally understandable as a private residence, retreat or hospitality property

Privacy without isolation. Character without pretense.

A Water System Larger Than the Property

Charlotte Harbor, Pine Island Sound, Boca Grande and the Gulf form one extraordinary boating landscape.

Pine Island sits between Pine Island Sound to the west and Matlacha Pass to the east. Bokeelia occupies the northern end, where the island reaches into the Charlotte Harbor estuary. From this part of Pine Island, boaters enter a connected system of harbor, sound, passes, barrier islands and Gulf waters.

- Charlotte Harbor and the greater Pine Island Sound boating system
- Cayo Costa and North Captiva, both defined by boat-access character
- Captiva, Sanibel and San Carlos Bay to the south
- Boca Grande and Gasparilla Sound to the north and west
- Boca Grande Pass, the major natural Gulf entrance connecting Charlotte Harbor with the Gulf
- Jug Creek and local shallow-draft routes at the north end of Pine Island

The Gulf Intracoastal Waterway passes through Pine Island Sound. The federal project channel through the area is approximately 9 feet deep and 100 feet wide, although water outside marked channels can be substantially shallower. Conditions near individual docks and routes must always be independently verified.

The docks are only the beginning. The real amenity is the water system beyond them.

Fishing Is Part of the Identity Here

From ancient subsistence to commercial fishing to world-famous tarpon.

The relationship between people and fishing around Pine Island is not a modern development. Archaeological evidence shows that people have depended on the marine and estuarine environment surrounding Pine Island for thousands of years.

Long before modern recreational fishing, the Calusa developed one of North America's most sophisticated fishing-based societies along the estuarine and marine coasts of Southwest Florida. Later, commercial fishing became deeply woven into Pine Island's economy and culture. Sport fishing then brought anglers from around the country and eventually around the world.

Boca Grande became internationally associated with tarpon fishing because migrating fish historically gather around Boca Grande Pass. In 1885, W. H. Wood's successful rod-and-reel tarpon catch near the mouth of the Caloosahatchee helped establish tarpon as a major American sport fish and helped transform Southwest Florida into an important fishing destination.

- Tarpon
- Snook
- Redfish
- Spotted seatrout
- Permit
- Cobia
- Mangrove snapper
- Grouper
- Mackerel, pompano, sharks and numerous estuarine species

For the serious angler, this is not simply waterfront. It is access to a fishing culture that helped define Southwest Florida.

Protected Water on Both Sides of the Island

A landscape shaped by mangroves, seagrass, oyster habitat, estuaries and protected shoreline.

Pine Island Sound is a designated Florida aquatic preserve. Matlacha Pass, on the opposite side of Pine Island, is also a designated aquatic preserve. That places protected aquatic environments on both sides of the island.

These systems contain mangrove shorelines, seagrass beds, oyster habitat, shallow flats and estuarine waters that support fish and wildlife. Large portions of the broader Charlotte Harbor shoreline are also protected through Charlotte Harbor Preserve State Park, while Cayo Costa remains largely undeveloped and primarily accessible by boat.

For naturalists, birders, kayakers, photographers, conservation-minded buyers and anyone who values living near a functioning coastal ecosystem, the appeal is substantial. The experience is not simply scenic. It is ecological.

- Mangrove shorelines that provide habitat and shoreline protection
- Seagrass systems that support feeding areas and the marine food web
- Oyster reefs and shallow flats that create diverse habitat
- Creeks and protected shorelines that serve as nursery areas for marine life
- A region where fishing and conservation have become closely connected

The natural environment is not decoration here. It is part of the property's larger sense of place.

A Landscape Studied for Thousands of Years

Calusa archaeology, environmental research and conservation add unusual depth to the story.

The Calusa thrived along the estuarine and marine coasts of Southwest Florida for almost 2,000 years. They were accomplished fishermen, canoe builders and engineers, using nets, canals and watercourts to live within an extraordinarily productive coastal environment.

The Pineland archaeological site on Pine Island is one of Florida's most important Calusa sites. The Randell Research Center, part of the Florida Museum of Natural History at the University of Florida, studies the cultural and natural history of Pine Island, including archaeology, ecology, environmental history, climate and sea-level change.

Calusa Island, immediately north of Pine Island near Bokeelia and separated by Jug Creek, contains archaeological evidence extending back into the Late Archaic period. Researchers have documented ancient fishing and shellfish harvesting around the north end of Pine Island more than two thousand years ago.

The story continues today through fisheries science and conservation organizations. Modern tarpon conservation, habitat research and water-quality work are part of the same long relationship between people and these waters.

Few waterfront properties can be placed inside a story this old, this ecological and this distinctly tied to the water.

THE LARGER STORY

Why This Matters to Someone Considering 8241 Main Street

The property's relationship with the water is about considerably more than simply owning a dock.

Bokeelia sits within a water system that has supported fishermen for thousands of years. The Calusa built a sophisticated society around these waters. Commercial fishermen later built livelihoods around the same estuary. Sport fishermen traveled to Southwest Florida from across the country. Boca Grande became internationally associated with tarpon. Scientists and conservationists continue to study and protect the surrounding environment.

Jug Creek is part of both the navigational and fishing history of Bokeelia. NOAA tide-station directions describe traveling west along Jug Creek for approximately 3 kilometers, or about 2 miles, before reaching the marked water near Charlotte Harbor. The Florida Museum's Randell Research Center notes that the name Bokeelia derives from the Spanish "boquilla," meaning "little mouth," referring to the mouth of Jug Creek.

For someone evaluating 8241 Main Street, this combination of history, fishing, conservation, protected land, island geography and access to different bodies of water is one of the strongest factual stories the property can tell.

A historic harbor estate positioned inside one of Southwest Florida's most layered coastal stories.



8241 MAIN STREET

A Historic Harbor Estate

The appeal of this property is not contained in a single use, a single comparison or a single lifestyle. It is the combination of history, waterfront character, artistic vision, hospitality flexibility, island privacy, boating, fishing and nature that makes it unusual.

Explore the property. Understand the place.

Then decide what it could become for you.

www.PublicPricing.com

Public Pricing™ • Seller & Buyer Collaboration

Source note: This guide was prepared from property and area research supplied for the marketing of 8241 Main Street. Boating depths, dock access, zoning, association matters and other transaction-specific facts should be independently verified by prospective buyers.